



- NOTES:**
1. SEWAGE DISPOSAL SHALL BE INTO EXISTING CITY OF SAN ANTONIO FACILITIES.
 2. WATER SUPPLY SHALL BE FROM EXISTING CITY WATER BOARD LINES.
 3. CONSTRUCTION SCHEDULE
a. OAKRIDGE VILLAGE UNIT 2 AND MAINLAND ROAD 1984.
b. ONE UNIT PER YEAR THEREAFTER (UNIT 3-1989).
 4. ALL PROPERTIES CONTAINED WITHIN THE HEAVY BORDER IS A PART OF THIS PLAT.
 5. CACHET PARKWAY TO BE NAMED OLDE VILLAGE DRIVE WITH AMENDING PLAT.

PROPOSED MAINLAND ROAD EXTENSION
(PLANNING AND ENGINEERING BY)
MIKE GUDZ #13300

#537

**OAKRIDGE VILLAGE SUDIVISION
PRELIMINARY OVERALL AREA
DEVELOPMENT PLAN**

JOB NO. 1840.02
DATE AUGUST 1983
DRAWN _____
SHEET 1 OF 1

PAPE DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO, TEXAS 78217
910 BROADWAY
912-834-9484

REVISIONS:
JUL 29, 1983
AUG 29, 1983
OCT 29, 1983
NOV 29, 1983
FEB 7, 1985



City of San Antonio
Planning Department
Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: Dec. 9 '96 Name of POADP: OAKRIDGE POINTE SUBDIVISION, PUD.
THOMPSON REALTY INVESTMENT CORP.
Owner/Agent: BY: HAUSMAN BANDERA PARTNERS, LTD. Engineer/Surveyor: PAPE DAWSON ENGINEERS
Address: 1701 N. COLINS BLVD. STE 120 Address: 9310 BROADWAY, BLDG. 2.
RICHARDSON, TX. 75080 Phone: (972) 644-2400 SAN ANTONIO, TX. Phone: 824-9494

Existing zoning: P-1 R-1 & R-1 Proposed zoning: P-1, R-1

Texas State Plane Coordinates: X: 109.510 Y: 622.990
(at major street entrance/main entrance)

Site is over/within/includes: San Antonio City limits? ☒ Yes ☐ No
Edwards Aquifer Recharge Zone? ☒ Yes ☐ No

Land area being platted:	<u>Lots</u>	<u>Acres</u>
Single Family (SF)	<u>247</u>	<u>53.81</u>
Non-Single Family (NSF) <u>REC. CTR.</u>	<u>1</u>	<u>0.83</u>
Commercial & Other	<u>-</u>	<u>-</u>
TOTAL:	<u>248</u>	<u>54.64</u>

Contact Person:

Print Name: BRICE MOCZYGENBA Signature: _____

Date: _____ Tele: 824-9494 Fax: 824-3491

Is there a previous POADP for this site? Name OAKRIDGE POINTE, PUD/POADP No. _____

Is there a corresponding PUD for this site? Name OAKRIDGE POINTE SUB., PUD No. 95059

Are there any plats associated with this POADP or site? Name OAKRIDGE POINTE UNIT 1 No. 950324

Name OAKRIDGE POINTE UNIT 2 No. 950400

Name AMENDING PLAT OF
OAKRIDGE POINTE 1 & 2 No. 960130

ALL PRINTS MUST BE FOLDED.

Note: This application must be completed fully, and typed or printed legibly, for acceptance.

RECEIVED
96 DEC -9 PM 3:09
CITY OF SAN ANTONIO
PLANNING
AND DEVELOPMENT
SERVICES DIVISION



City of San Antonio
Planning Department
Subdivision Section

POADP CHECKLIST

According to the UDC POADP's (new & updates) shall include the following:

- Perimeter property lines;
- name of the plan and the subdivision;
- scale of the map;
- proposed land use by location, type, and acreage;
- existing and proposed circulation system of collectors, arterial, and local type B streets;
- contour lines at intervals no greater than ten (10) feet;
- ownership from title and or city or count records for adjacent properties and, if known, proposed development of such land;
- existing adjacent or perimeter streets;
- one hundred year flood plain limits and;
- location map indicating location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares.

PLEASE NOTE:

- All POADP'S must include a complete application;
- the maps need to be folded, and;
- if the POADP abuts a State Highway facility, please forward an additional POADP map to the Texas Department of Transportation (TXDOT), for their review. At TXDOT you can contact Judy Friesenhahn at 615-5814.

If you have any question about POADP's please call Elizabeth Carol 207-7900.



CITY OF SAN ANTONIO

December 6, 1996

Mr. Brice Moczygemba
Pape Dawson Engineers
9310 Broadway, Building 11
San Antonio, TX 78217

Re: Oakridge Pointe Subdivision

POADP # 537

Dear Mr. Moczygemba:

The City Staff Development Review Committee has reviewed Oakridge Pointe Subdivision Preliminary Overall Area Development Plan # 537. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- Drainage Easement will be required and addressed during the platting process. Detention may be required for discharge toward Hausman Road

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,

A handwritten signature in cursive script that reads "Rebecca Waldman".

Rebecca Waldman
Acting Director of Planning

DWP/EAC

cc: Andrew J. Ballard, P. E., Acting City Traffic Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio Date 12-3-96
FROM: ELI
ITEM NAME: Oakridge FILE # _____
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days ☐ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: DRAINAGE EASEMENTS WILL BE REQUIRED AND
ADDRESS DURING THE PLATTING PROCESS.

Detention may be required for ~~offsite~~ discharge
toward Hannan Rd.

Burt Rubio

Signature

Sr. Eng. Jek

Title

12-05-96

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Amer Date 12.3.96
FROM: ELI
ITEM NAME: Oakridge Pointe FILE #
RE: POADP.

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

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☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: No TIA is required

R. Gilman
Signature

Engineering Associate
Title

12/6/96
Date

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.

Project Name: Oakridge Pointe, Unit - 2B
 Location: Between Hausman and Bowdler Just south of Loop 1604, I- City Tax Rolls (NCB 14614, Petitioner Lot P-3)
 Applicant: Hausman-Bowdler Partners, LTD. - W.T. Field ☒ Owner or ☐ Agent
 Address: 1701 N. Collins StE, 120, Richardson, TX 75080-3602 Phone Number: (214) 644-2400

Permit Type (check one):

☒ Zoning ☐ POADP ☐ Plat ☐ Bldg Permit ☐ Other: _____

BOX A (ORIGINAL TIA) RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
<u>Residential</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	ITE Code: <u>—</u> other: <u>—</u>

BOX B (ORIGINAL TIA) NON-RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Project Size			Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	other*				
<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	ITE Code: <u>/</u> other: <u>/</u>

*specify: _____

Box C (Updated TIA) If property already has a TIA on file, complete Box C; if not ignore Box C.

Peak Hour Trips Projected in Current TIA	Peak Hour Trips (from Box A or B) Projected in Updated Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)
<u>/</u>	<u>/</u>	<u>/</u>

A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

☒ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

The traffic impact analysis has been waived for the following reason(s):

0.2 Acres are rezoned to residential to make the size of existing lots a little bit bigger. Therefore, no TIA is required.

Reviewed by: A. Gilman

Date: 11/4/96

NOTE: GFA = Gross Floor Area (bldg size). ITE = Institute of Transportation Engineers, Trip Generation, 5th Edition, 525 School Street, S.W., Suite 410, Washington, DC 20024-2729; (202) 554-8050.

9310 BROADWAY, BLDG. II, SAN ANTONIO, TEXAS 78217-5987
210/824-9494 FAX 210/824-3491

LETTER OF TRANSMITTAL

96 DEC -2 PM 2:53

Date: Dec. 2, 1996	Job No.: 3526.05
Attention: Eddie Guzman	
RE: Oakridge Pointe	
POADP / PUD Plan.	
FILE:	
<input type="checkbox"/> 1.0 Correspondence	
<input type="checkbox"/> 2.0 Design	
<input type="checkbox"/> 4.0 Construction	

TO Planning Dept.

WE ARE SENDING YOU ☒ Attached Under separate cover via _____ the following items:

<input type="checkbox"/> Specifications	<input type="checkbox"/> Shop Drawings	<input type="checkbox"/> Copy of Letter
<input type="checkbox"/> Prints	<input type="checkbox"/> Plans	<input type="checkbox"/> Samples
<input type="checkbox"/> Change Order		

COPIES	DATE	DESCRIPTION
5		Blue lines of revised plans. → Request for re-approval.

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS DUE _____ | | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |

REMARKS

Reasons for Revisions

① Adjust lot layout for Unit 3

② Adjust the northeast portion of Unit 2 - increase area of rear lot lines to this portion only based on the developer's newly acquired area.

Please call for any additional info.

COPY TO _____

SIGNED [Signature]